ADDRESS NEW OWNERS and
SEND TAX BILLS:
WILLIAM PARKER GUPTON

105 Joshuas Run
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 461997 DEEDWARR
08/24/2020 08:22:52 AM 2 pgs
Fees: $13.00 Taxes: $462.50



20200824-0094906

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, TN 37075

MAP PARCEL NUMBER:
25 - 7 - 29

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, KENNETH B. GUPTON and wife, MARY BETH GUPTON, hereinafter called GRANTORS, has this day bargained and sold and by these present transfer and convey to WILLIAM PARKER GUPTON, hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

> Land in Davidson County, Tennessee, being Lot No. 54 on the map of Ranchwood Estates, Section Three, as of record in Book 3300, Page 59, Register's Office for said County.
>
> Said Lot No. 54 fronts 35.5 feet on the southerly side of the terminus of Rosehill Court and extends back 282.2 feet on the easterly line and 282.1 feet on the westerly line to a dead line in the rear, which is a broken line measuring 243.03 feet thereon.
>
> Being the same property conveyed to Kenneth B. Gupton and wife, Mary Beth Gupton by Warranty Deed from Joe E. Brown, dated June 22, 2020, recorded June 26, 2020, in Instrument No. 20200626-0069272, Register's Office for Davidson County, Tennessee.
>
> Subject to all matters shown on the above referenced plat and to restrictions of record.
>
> This is improved property known as 411 Rosehill Court, Goodlettsville, Tennessee 37072.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

GRANTORS covenant with GRANTEE that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTORS further covenant and bind themselves, their heirs, successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 18 day of August, 2020.

KENNETH B. GUPTON

MARY BETH GUPTON

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public of said county, KENNETH B. GUPTON and MARY BETH GUPTON, the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at office this 18 day of August, 2020.

NOTARY PUBLIC

My Commission Expires: 4-19-21

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater for this transfer is $125,000.00.

AFFIANT

Subscribed to and sworn before me, this the 18 day of August, 2020.

NOTARY PUBLIC

My Commission Expires: 4-19-21

FERGUSON & BELOTE
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989